From: Joshua Hill
To: Danny Mapili - WPD-C
Cc: Marcus Witowski - WPRA; Mark Stadsklev - WPRA; Edwin Lopacki; Carrie Anderson; Doug Foster; Anton Porter; Terry Lamb Sr.
Subject: RE: Master Construction Cost Proposal for FERC Renovation Project
Date: Friday, November 04, 2016 12:31:34 PM
Attachments: image001.png

Danny,

Thank you for the information. With regard to the proposed award timeline for phase 1B by April 2017, based on our prior discussions, FERC is not in a position to commit to such timing. With the uncertainty of future Continuing Resolutions (CR) we have no way of knowing if we would be able to provide the required funding. To meet such timing, the next CR (in Dec) would need to provide our full appropriation at requested levels. There is little confidence that this will happen.

What are the implications of the April date cannot be met? What are the other alternatives?

Also, was the award for 1A made as you laid out below? If so, when can we expect a schedule for the mock-up space?

Thanks,

Josh

Josh D. Hill, RPA | Director, Logistics Management Division
Phone: 202.502.6159 | Mobile: 202.590.7812 | Email: Joshua.Hill@ferc.gov

From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Thursday, October 20, 2016 12:55 PM
To: Joshua Hill <Joshua.Hill@ferc.gov>
Cc: Marcus Witowski - WPRA <marcus.witowski@gsa.gov>; Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov>; Edwin Lopacki <tony.lopacki@gsa.gov>
Subject: Fwd: Master Construction Cost Proposal for FERC Renovation Project

Josh,

Please see email below and its attachment.

With the total award for phase delayed until April of next year, we are successful with the Lessor for Balfour Beatty to hold their pricing with their subcontractor. Provided that the phase 1A be awarded by Oct. 31 (letter said Oct. 14, but in conversation I was able to persuade them to Oct. 31), and the Phase 1B by April of 2017.

There is a schedule of awards for the phases 2 to 5 that the Lessor has stated in the letter. If the award for the following phases are not met, it is only then that we would incur additional costs.

The award schedule is based on the FY groupings of phase or phases. Please review those dates, and let me know if those date are ok with FERC. Also those figures does not include the GSA fees for the RWA portion. I will update our funding plan later to show the accurate amount, but the figures will provide you the magnitude amount, and shold be enough for your forecast to see if it is ok.

Secondly, the bid summary calculation (the other attachment) will have some adjustments but not a lot. I have asked the lessor to spread the elevator service to all the phases. The insurance enhancement/or builder's risk needs to be spread out to all the phases as well. There re some calculation error on the fee formula that I have asked the Lessor to correct. But again, these are so small change that will affect magnitude forecast. i just need those corrected for accuracy.

Once we have the accurate values for each of the phases, GSA will process the award for the phase 1A (to make the 10/31/2016 deadline) using the TI allowance.

Will wait for your comments.

Thanks,

Danny C. Mapili
Project Manager (Contractor)
Office of Design and Construction
U.S. General Services Administration
(NCR-PBS)
301 7th Street SW, Room 7919

Washington, DC 20407

P 202-219-0376 | M 703-678-8289

---------- Forwarded message ----------
From: **Hutchens, Timothy @ Fed Gov Leasing** <Tim.Hutchens@cbre.com>
Date: Thu, Oct 6, 2016 at 5:06 PM
Subject: RE: Master Construction Cost Proposal for FERC Renovation Project
To: Danny Mapili - WPD-C <danny.mapili@gsa.gov>
Cc: Mark Stadsklev - WPRA <mark.stadsklev@gsa.gov>, Steve Braesch <sbraesch@sgrinvestments.com>, "Tracey D. Dickens" <tdickens@ucpmanagement.com>, "Ruschaupt, Chris @ Washington DC" <Chris.Ruschaupt@cbre.com>, Deborah Perry <dperry@ucpmanagement.com>, "Lenahan, Timothy @ Fed Gov Leasing" <Timothy.Lenahan@cbre.com>

Danny, that makes sense. Attached is the revised proposal with it broken out by phase. As you will note it brings the Phase IA cost down significantly with corresponding increases in later phase costs. I have redone proposal letter and spreadsheet. We look forward to getting the Cost Acceptance and Phase IA Award letter. Thanks.

Timothy C. Hutchens | Executive Vice President
CBRE | **Federal Lessor Advisory Group**
750 9th Street, NW, Suite 900 | Washington, DC 20001
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From: Danny Mapili - WPD-C [mailto:danny.mapili@gsa.gov]
Sent: Wednesday, October 05, 2016 3:18 PM
To: Hutchens, Timothy @ Fed Gov Leasing
Cc: Mark Stadsklev - WPRA; Steve Braesch; Tracey D. Dickens; Ruschaupt, Chris @ Washington DC; Deborah Perry; Lenahan, Timothy @ Fed Gov Leasing
Subject: Re: Master Construction Cost Proposal for FERC Renovation Project

Tim,
In checking with our contracts management, we will have an issue if we award the the elevator services for all the entire phases. The problem is that we will not be able to agree to be billed continously (I think you said 10 months) where the work has not been performed for the rest of the phases.

With that, can we break the elevator services per phase, so that when a phase is complete, all can be paid, and nothing will be left unpaid in the award of any phase, thus that contract for that phase can be closed.

Please revise and resubmit, and we should be ready to process the award for phase Ia.

Thanks,

Thanks,

Danny C. Mapili
Project Manager (Contractor)
Office of Design and Construction
U.S. General Services Administration
(NCR-PBS)
301 7th Street SW, Room 7919
Washington, DC 20407

P 202-219-0376 | M 703-678-8289

On Tue, Oct 4, 2016 at 4:29 PM, Hutchens, Timothy @ Fed Gov Leasing <Tim.Hutchens@cbre.com> wrote:
As promised in the earlier email, attached is the cost proposal and phasing summary. We look forward to receiving the Acceptance and Phase IA Notice of Award by 10/14. If we need a call or meeting to discuss please let us know promptly so we can stay on schedule and continue to the hold the pricing

Timothy C. Hutchens | Executive Vice President
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From: Hutchens, Timothy @ Fed Gov Leasing
Sent: Tuesday, October 04, 2016 11:49 AM
To: Mark Stadsklev - WPRA; 'Danny Mapili - WPD-C'
Cc: Steve Braesch; 'Tracey D. Dickens'; Ruschaupt, Chris @ Washington DC; Deborah Perry; Lenahan, Timothy @ Fed Gov Leasing
Subject: Master Construction Cost Proposal for FERC Renovation Project

Mark and Danny,

As I outlined to both of you in recent calls, assuming we can move forward quickly with the Phase IA Award and be in position to release Phase 1B and 2 in May, 2017, we have been able to convince Balfour and the subs to hold the current pricing. Accordingly, the attached proposal contemplates this approach. I will send you the pricing summary separately. Also we are putting together a proposal for standby funding and if we are able to come together with the lender, should have you something by the end of the month. We look to getting the Phase IA award promptly.

Timothy C. Hutchens | Executive Vice President
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